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BY: _____

PUBLIC CORRESPONDENCE
RECEIVED FOR THE FOLLOWING
October 1, 2009 AGENDA ITEM:

Item # IV

1235 Veronica Springs Road
(MST2003-00793)

October 1, 2009

City of Santa Barbara
Mayor & Council
735 Anacapa Street
Santa Barbara, CA 93101

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BY: _____

RE: Proposed Development of the Hillside House ("HSH") Property; App No. MST2003-00793

Dear Mayor and Councilmembers:

My family and I are neighbors of the Hillside House, as we reside in the relatively new development just up the street on Veronica Springs Road. One of the HSH residents routinely visits us and our neighbors and through him, and speaking with representatives of the HSH we have become acquainted with the mission and vision of the HSH and we fully support it.

Unfortunately, despite our support for the HSH mission, we have grave concerns about the approach it is taking towards the development of its property. Perhaps unlike some others in the community, we have taken the time to understand the challenges facing HSH: namely, to become financially secure while also complying with the State requirements that mandate integration of HSH residents into the general population. Through this project, HSH is endeavoring to bring in a population base that is sufficient to comply with the State requirements. The result is a proposed project of a scale that is, on its face, completely out of touch with the current neighborhood character and gives rise to numerous consequences that are absolutely not in HSH's or the general population's best interest. To put it bluntly, 120 units, (i.e. adding at least 250 people to the neighborhood) is at best out of whack with current character of the neighborhood which is not conveniently located to any services.

In the interest of keeping this letter relatively brief, following is a partial list of our concerns about this development:

- **Proximity to the creek:** Our small development was required to incorporate and adhere to a 65' set back AFTER meeting vigorous greening conditions, including a riparian easement, installation of bio-swales etc. Because the proposed project is so dense and the proposed use so intensive, there is not enough space built into the plans to offset the impact of the development. What a shame that our development was forced to adhere to such rigorous standards only to be potentially undercut by the HSH development.
- **Intensity of use of the developable land:** In its brochures to the community, HSH misrepresents the percentage of the property to be developed in the plan. The total percentage set forth in the brochure includes a substantial amount of property that is not, by definition, able to be developed (i.e. the creek itself and the adjacent hill). This kind of misrepresentation is propaganda and is counterproductive to a transparent discussion of if/how to develop the property.
- **Condition and size of Veronica Springs Rd.** The current alignment is just not suited to increased levels of traffic even including some offset by use of public transportation. Realistically, it is

impossible to predict how many residents will use the bus and how many will use their own vehicles for transportation. As it stands, Veronica Springs is already a fast and dangerous road, inhospitable to pedestrians and stressed by the level of traffic that passes through at various times of the day and year.

- **Unintended overflow parking on Veronica Springs:** It cannot be ignored that residents in the new development will park an extra car or their visitors will park their cars on Veronica Springs Road. This will only serve to further constrict the traffic flow on Veronica Springs Road (already bad enough during the holiday seasons due to trolley traffic).
- **Lack of adequate public transportation:** Claiming that traffic volume will not increase because HSH current residents and staff will largely remain on campus (as was claimed in the brochure) is hollow. And, even if it were true, one bus line will not alleviate a dramatic increase in traffic if even only a fraction of the 125 units drive.
- **High density development without proximity to services:** In a day and age when we are trying hard to reduce reliance on vehicles, putting a dense development out in a place where there is no ready access to services (shopping) flies in the face of thoughtful and intelligent urban planning. Further, the mix of market price and subsidized properties is not matched in other areas of Hidden Valley. If you include all of Los Positas Valley, Stone Creek is all high density, but Veronica Springs is mostly zoned with larger parcels. All of us have to drive to get to services and traffic is already bad enough on Veronica Springs and Las Positas with just the low density development.
- **Considering the bottom line reason the development is being proposed:** It has not been demonstrated if/how the current proposal, if approved as requested, would provide HSH with the long-term strategic solvency it so desperately needs. Other projects trying to do similar things have not met with success because of the usurping and piggybacking of agenda similar to what has happened with this proposal (affordable housing in particular).
- **The property is a last remaining slice of undeveloped land:** The property runs along a major and scenic watershed that would be better preserved as open space. Have agencies like Land Trust been approached? Could the property be sold to preservationist entities at a price that would allow HSH to provide its services to its residents while complying with state rules? Maintain a "center" at the current property and bring residents to the property is a much less intensive use of land and traffic than bringing 125 units to the property. (Imagine the property as an extension of Elings/Hendry's/Douglas preserve with a network of hiking trails between the properties). We'd like to see the HSH entertain some of these possibilities.

Although we are sympathetic to the challenges the HSH faces and we are nothing but supportive of its mission, we cannot be a voice of support for this development. In our view, the proposed development is a short-sighted plan to address the HSH issues and runs a sizeable risk of failing in its intended purpose.

Sincerely,
Stephen (& Abby) Honikman
Hidden Valley Residents

Lawson, Peter D

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From: chilly4@cox.net
Sent: Thursday, October 01, 2009 9:18 AM
To: Lawson, Peter D
Subject: Hillside project

Attn: Peter Lawson, Associate PlannerPLawson@SantaBarbaraCA.govDear Commissioners,We are neighbors of the Hillside House and support their right to develop their property but 121 residential units in this quiet single family neighborhood seems excessive and inappropriate for the following reasons:• There are no services other than a bus stop within safe walking or safe biking distance.• 660 car trips per day will dramatically change rural Veronica Springs Road to a major thoroughfare.• The intersection of Veronica Springs and Las Positas Road is already unsafe and this will only increase.• The intersection of Las Positas and Modoc Road during commute times is already a problem. This intersection will be significantly worsened.• We have been informed that the Las Positas/101 exits will be used for Cottage Hospital employees instead of Mission Street. The result of this will negatively impact all these intersections.• 3 1/2 years of construction (which will probably be closer to five) is intolerable for this peaceful neighborhood.• "Occasional night work" is unacceptable.• We have lived on a construction site and it is not easy. How will the Hillside House residents be impacted?• The Hillside House may have great difficulty selling the "market rate" condo/townhomes with low income rentals next door.• What if they have difficulty selling the units? They could be forced to sell the entire project and then we have a low income development without the community benefit of the Hillside House.• What will happen to our CSA farm? It seems as though there will be a road right through their crops. Thank you addressing our concerns.Bill & Robin Childress1273 Veronica Springs RoadSanta Barbara, CA 93105 Sent from my Verizon Wireless BlackBerry

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BY: _____

September 29, 2009

City of Santa Barbara
Planning Commission
629 Garden Street
Santa Barbara, CA 93101

RECEIVED
SEP 30 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Commissioners –

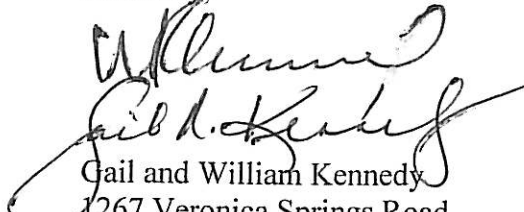
It is apparent that there are two distinct applicants with interests in the Hillside House project. We are supporters of the Hillside House's mission and believe in their right to develop the property to suit the organization's needs – both physical and financial. That is not the only purpose being served with this application though, and in fact we are of the opinion that their needs and neighborhood compatibility are being threatened by the pursuit of the County Housing Authority's interests.

Why should a non-profit subsidize a governmental affordable housing goal beyond the required inclusionary percentages? Why should this neighborhood subsidize the same by sacrificing the character of this area? How is it that the NPO has not directed the staff and commission's efforts more dramatically toward compatibility?

We have not spoken up until now, having had faith in the prudence of staff, boards and commissioners to shape and direct the project more thoroughly. We are shocked and disappointed that more has not been done to reduce the project in all aspects. How can an EIR process of "tweaking" begin when the fundamentals have been overlooked?

It is our assessment that both Hillside House's financial return (endowment) and neighborhood compatibility will be best served by drastically reducing the number of units advocated by the County Housing Authority.

Sincerely,


Gail and William Kennedy
1267 Veronica Springs Road
Santa Barbara, CA 93105

Lawson, Peter D

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 BY: _____

From: Brian Schaffield [brian.schaffield@cox.net]
Sent: Wednesday, September 30, 2009 5:52 PM
To: Lawson, Peter D
Cc: Janet McGinnis
Subject: comments on Hillside House development proposal

Dear Mr. Lawson,

I am a homeowner on Portesuello Avenue with a line of sight to the Hillside House property and have resided here for almost 10 years. I'm emailing you to express my strong opposition to the proposed development for a number of reasons.

Firstly, Veronica Springs Road is already difficult to transit, especially in the Hillside House area – the road is narrow and with cars parked on each side, it is not wide enough for two cars to pass safely. This combined with a sharp curve at the juncture with Las Positas makes Veronica Springs Road difficult even with current levels of traffic. Hillside House already contributes very significantly to this congestion. As the situation is currently dangerous, any additional traffic density would be inadvisable. The thought of an additional 120 units is completely out of the question in terms of traffic flow in that bottleneck area. The additional roadwork proposed in the project is totally inadequate to address these issues and would result in major congestion and more noise and air pollution in our neighborhood.

Second, any look back at the apartment developments in the bottom of the Las Positas valley would have to conclude that, by and large, they were a mistake that seriously degraded a very unique and beautiful micro-environment with only short-term benefits. None of the "low cost" units of the previous developments survives to this day either so they served no long-term socially useful purpose. Hillside House is highly visible from the Bel Air neighborhood and a massive development there would have major negative impact on our visual environment, not to mention the interim disruption of major construction, especially considering how noise travels uphill in the valley. Hillside House provides a service which is also amply offered by many other care facilities in our area so they are in no way providing a unique service to this community and deserve no special treatment.

Thirdly, the environmental impact of such a massive development cannot be adequately mitigated and will invariable have an adverse impact on Arroyo Burro watershed, which this community has spent much time and funds to restore at least partially. It would be a shame to revert to previous conditions in terms of water quality, ecosystem etcetera.

Fundamentally, this project is a non-starter and should be completely rejected. Hillside House as it stands is already a detraction from our neighborhood and close to being an eyesore. The new proposal would be a monstrosity. If their business is no longer profitable, they should sell the property and move on as is their right. Just because they have a business doesn't give them the moral right to do whatever they can to stay in business. If I can't pay my mortgage, I doubt if you want me applying to build a fish cannery in my backyard to subsidize my cash flow. Well, that's exactly what they are trying to do to the great detriment of my neighborhood and the future of the Las Positas watershed.

Thanks for your time and I appreciate any feedback you may have,

Brian Schaffield

10/1/2009

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BY: _____

Lawson, Peter D

From: Madeline Rogers [Madeline@helistrand.com]

Sent: Wednesday, September 30, 2009 9:02 AM

To: Lawson, Peter D

Subject: Project Title: Hillside House at 1235 Veronica Springs Rd project # MST2003-000793 APN: 047-010-039

Mr. Peter Lawson,

I live at 1071 Veronica Springs Rd. My back yard abuts to the Hillside House property.

Our mutual properties are in a semi rural area and are home to many wildlife and native plants. The historical Veronica Springs is located just below my property line.

The proposed Hillside House project is so large that it will totally destroy the natural beauty of this area. Not to mention the added congestion of traffic. It is unfair to try to solve all of Santa Barbara's housing problems in this one project.

I am not against Hillside House building a new facility and housing for their residents and staff, however, I am against this project in the size it is now being proposed.

Please, Please, Please think about this before your committee makes any decisions regarding this project.

Madeline Rogers

madeline@helistrand.com

1071 Veronica Springs Rd

Santa Barbara, CA 93105



**Santa Barbara County
Air Pollution Control District**

September 24, 2009

Peter Lawson
City of Santa Barbara, Planning Division
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
SEP 28 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

**Re: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Hillside House
Condominiums, MST2003-000793**

Dear Mr. Lawson:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of demolition of some existing structures including residences, and the phased construction of 120 residential units in 33 buildings. Structures would be two and three stories tall, with single and two-car garages, and a total of 222 covered/uncovered parking spaces. The project is a mix of low income rental and condominiums. The project will contain up to of 13 stationary emergency generators. The project includes restoration of a portion of Arroyo Burro Creek. The project area would be designated as Residential (5 units/acre) and zoned Specific Plan. The project includes various new roads, an MTD bus turnout, and pedestrian and bike paths. Grading quantities are undetermined. The subject property, a 24-acre parcel zoned Specific Plan, designated Residential, and identified in the Assessor Parcel Map Book as APN 047-010-039, is located at 1235 Veronica Springs Road and will be annexed to the City of Santa Barbara.

APCD staff has reviewed the Notice of Preparation. APCD's guidance document, entitled *Scope and Content of Air Quality Sections in Environmental Documents* (updated June, 2008) is available online at www.sbcapcd.org/apcd/landuse.htm. This document should be referenced for general guidance in assessing air quality impacts in any upcoming environmental documents for the project. The EIR should evaluate the following potential impacts related to the condominium development:

1. Attainment Status and Consistency with the APCD 2007 Clean Air Plan (CAP). The APCD has posted the most up-to-date attainment status for the County on the APCD website www.sbcapcd.org/sbc/attainment.htm and the most recent Clean Air Plan is available at www.sbcapcd.org/cap.htm. The website should be consulted for the most up-to-date air quality information prior to the release of EIR.

The 2007 CAP used the 2002 regional growth factors for land use and population projections provided by the Santa Barbara County Association of Governments (SBCAG), along with on-road emissions forecasts provided by the California Air Resources Board (ARB) as a basis for vehicle emissions forecasting. The EIR should examine whether the proposed project would be consistent with the growth assumptions in the 2007 CAP.

Many buildings with large heating devices or generator engines may be subject to APCD rules and permit requirements. Commercial or industrial projects will be considered consistent with the CAP if they are consistent with APCD rules and regulations. The Initial Study indicates that the 13 proposed emergency generators are less than 50 horsepower and therefore exempt from APCD permits. Although compression ignition engines with horsepower less than 50 are generally exempt from

Terence E. Dressler • Air Pollution Control Officer

260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • www.sbcapcd.org • 805.961.8800 • 805.961.8801 (fax)

permits, this exemption does not apply to spark ignition piston-type engines with an aggregate horsepower of all engines of 400 or greater per APCD Rule 202, Section F.1.d.

The EIR should identify the specific type and horsepower of the proposed generator engines, whether they power individual structures or a shared power grid, the estimated hours of usage annually, and associated emissions. APCD's Engineering and Compliance Division should be consulted to determine permitting requirements for the engines. Please contact Ben Ellenberger at (805) 961-8879 for more information on permitting requirements.

2. Increase in Emissions from Proposed Project. The EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NO_x]) and particulate matter and determine whether the proposed project will produce emissions in excess of the thresholds. APCD's *Scope and Content* document contains the APCD Board-adopted criteria for evaluating the significance of adverse air quality impacts for APCD projects. APCD recommends that the EIR use these, or more stringent, thresholds to determine significance of air quality impacts.

The proposed project will involve air quality impacts associated with motor vehicle trips from residents of the apartment complex, their guests, and on-site staff. The air quality impact analysis should be based on a project-specific traffic study whenever possible. In addition to motor vehicle emissions, the analysis should include emissions associated with unpermitted stationary sources such as heating and cooling equipment. These emissions (termed "area source" emissions) should be included in the operational phase emission evaluation. If any of the proposed equipment is anticipated to require APCD permits (for example, emergency/standby electricity generator engines), emissions from this equipment should also be presented in the analysis.

Stationary and area source emissions must be added to transportation source emissions prior to applying the project-specific thresholds of significance. If the proposed project exceeds the significance thresholds for air quality, mitigations should be applied to reduce those emissions to below the levels of significance. Section 5 of APCD's *Scope and Content* document offers ideas for air quality mitigations. However, project-specific measures should be developed that are pertinent to the subject project and are enforceable by the lead agency.

3. Construction Impacts. The EIR should discuss the potential air quality impacts associated with construction activities for the proposed project. APCD's June, 2008 *Scope and Content* document, Section 5.1, presents recommended mitigation measures for fugitive dust and equipment exhaust emissions associated with construction projects. Construction mitigation measures should be enforced as conditions of approval for the project. An EIR should have a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigations and establishes a mechanism for enforcement.

4. Asbestos Reporting Requirements. Because the project will involve demolition of existing structures, the EIR should discuss notification and reporting requirements pursuant to APCD Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAPS) – Asbestos.

The applicant will be required to complete the "Asbestos Demolition/Renovation Notification" form (which can be downloaded from the APCD website at www.sbcapcd.org/biz/asbestos.htm) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure. For additional information

regarding asbestos notification requirements, please contact Mike Zois of APCD's Engineering and Compliance Division at (805) 961-8869.

5. Global Climate Change/Greenhouse Gas impacts. Global climate change is a growing concern that needs to be addressed in CEQA documents, and we recommend that the discussion be included under cumulative impacts. Although there are currently no published thresholds for measuring the significance of a project's cumulative contribution to global climate change, the California Office of Planning & Research (OPR) has issued a Technical Advisory titled *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review* (dated June 19, 2008, available at the OPR website, www.opr.ca.gov). This advisory provides guidance to land use agencies in the interim period, until the state CEQA Guidelines are revised. The advisory states on page 4, in the third paragraph, "*Public agencies are encouraged but not required to adopt thresholds of significance for environmental impacts. Even in the absence of clearly defined thresholds for GHG emissions, the law requires that such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact.*" Furthermore, the advisory document indicates in the third bullet item on page 6 that, "*in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact', individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice.*"

In light of this guidance from OPR, APCD staff strongly recommends disclosing potential GHG emissions associated with the proposed project and the use of all feasible mitigation measures for long-term impacts. At a minimum, the project should include energy-conserving measures and mitigations to reduce emissions of greenhouse gases by:

- Incorporating green building technologies;
- Increasing energy efficiency measures at least 20% beyond those required by California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations);
- Encouraging the use of transit, and in more compact urban areas, bicycling and walking;
- Increasing recycling goals (e.g., separate waste and recycling receptacles); and,
- Increasing street landscaping (shade trees decrease energy requirements and also provide carbon storage).

For more information regarding these and other mitigation measures, please refer to the *CAPCOA CEQA & Climate Change document*, available at www.sbcapcd.org/apcd/landuse.htm

6. Transportation Measures to Reduce Air Quality Impacts. The Hillside House Condominium project and associated EIR should include measures that promote the use of alternate modes of transportation and focus on reducing vehicle miles traveled, vehicle trips, and peak-hour travel. Because the Hillside House Condominium project involves an increase in residential units and associated peak-hour travel, additional transit trips, bicycle racks, and other facilities should be proposed to service the project.

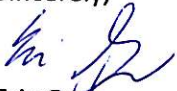
APCD staff also suggests that the following be listed as potentially applicable conditions of approval for the subject project:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.

2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading and construction and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. As stated above, applicant is required to complete the "Asbestos Demolition/Renovation Notification" form (which can be downloaded from the APCD website at www.sbcapcd.org/biz/asbestos.htm) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure. For additional information regarding asbestos notification requirements, please contact Mike Zois of APCD's Engineering and Compliance Division at (805) 259-7332.
4. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.
5. At a minimum, prior to occupancy each building should reduce emissions of greenhouse gases by:
 - Increasing energy efficiency beyond Title 24 requirements;
 - Encouraging the use of transit, bicycling and walking by the occupants;
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and
 - Increasing landscaping (shade trees decrease energy requirements and also provide carbon storage.)
6. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist

Attachments: Standard Dust Control Measures
Diesel Particulate and NO_x Emission Mitigations

cc: TEA Chron File
Project File



**ATTACHMENT A
FUGITIVE DUST CONTROL**

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- Prior to land use clearance, the applicant shall include, as a note on a separate information sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Requirements shall be shown on plans prior to approval of Land Use Permit. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



**ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MITIGATIONS**

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. Therefore, following is an updated list of control strategies that should be implemented to the maximum extent feasible.

- Only heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction equipment shall be maintained in tune per the manufacturer's specifications.
- Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating on-site.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.
State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (homes and schools).
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Lawson, Peter D

From: Matt Vanderlinden [MVanderlinden@GoletaWater.com]
Sent: Tuesday, September 22, 2009 4:21 PM
To: Lawson, Peter D
Cc: Taylor, Catherine; Eric Ford; Mike Kanno
Subject: EIR-Annexation of Hillside House property 1235 Veronica Springs Rd

Peter:

In the event you are unaware, the Goleta Water District would like to bring to your attention that the subject project is located in an area known as the "Overlap Agreement" area. The Overlap Agreement has to do with the provision of water service to miscellaneous areas along the border of the District service area and the city limits of the City of Santa Barbara.

The proposed annexation is consistent with past discussions between the City and the District. However, the District has one concern. The section of waterline in Veronica Springs Road along the frontage of the subject property is currently owned by the District. Following the annexation, at which time the subject property will no longer be a District customer, ownership of this section of waterline should become the responsibility of the City. In addition, it appears that two or three single family residential properties across the street should also be included in the annexation and become City water customers. The District does not believe the annexation should proceed without taking into consideration provision of water service by the City to the properties across the street from the Hillside House property on Veronica Springs Road.

Please review this concern with the appropriate City staff and let me know your thoughts on this issue.

Thanks,

Matt van der Linden, P.E.
Acting Engineering Manager
Goleta Water District
1699 Hollister Avenue
Goleta, CA 93110-1999
(805) 879-4625

9/22/2009

County of Santa Barbara

Michael F. Brown
County Executive Officer

105 East Anapamu Street, Suite 406
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805/568-3400 • Fax 805/568-3414
www.countyofsb.org

Executive Office

October 9, 2009

Peter Lawson
Associate Planner
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

Fax: (805) 897-1904
Email: PLawson@SantaBarbaraCA.gov

Dear Mr. Lawson:

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report (EIR) and associated Initial Study/Environmental Checklist. The County provides the following comments for your consideration in preparation of the Draft EIR:

Cumulative Impacts

The County is in the process of updating the Goleta Community Plan (GCP) and as such the Draft EIR should consider any cumulative impacts associated with the adopted GCP and with this update. Analysis of any other City projects planned for the upper State street corridor, the Elings Park Phase III Improvement Plan Project and any other projects along Las Positas Road (State Highway 225) should also be included.

Transportation/Circulation

The Draft EIR should analyze potential impacts to all roadways and intersections within City and County jurisdiction, inclusive of the roadways and intersection at Veronica Springs Road and Las Positas Road (State Highway 225).

Regional Housing Needs Assessment (RHNA)

Please note that any affordable housing residential units proposed on unincorporated land and processed under a Local Agency Formation Organization Commission (LAFCO) action are subject to a RHNA exchange agreement between the County of Santa Barbara and City of Santa Maria pursuant to Government Code (G.C.) §65584.07.

Peter Lawson, City of Santa Barbara
October 9, 2009
Page 2 of 2

The County has no further comments on this project at this time and looks forward to continued dialogue on future projects. If you should have further questions, please do not hesitate to contact my office directly, or David Matson, Deputy Director in the Office of Long Range Planning at (805) 568-2068.

Sincerely,

A handwritten signature in black ink, appearing to read 'John McInnes', with a stylized flourish at the end.

John McInnes
Assistant County Executive Officer

cc: Derek Johnson, Director, Office of Long Range Planning
David Matson, Deputy Director, Office of Long Range Planning

October 4, 2009

Peter Lawson
Associate Planner
City of Santa Barbara

RECEIVED
OCT 07 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Project Title: Hillside House; Project Location: 1235 Veronica Springs Rd.
Project No.: MST2003-000793; APN: 047-010-039

Dear Sir:

We have read the proposed project description in detail that was sent to homeowners living in the area adjacent to Project No: MST2003-00793. As a homeowner in the Hidden Valley area, living very close to Palermo and Veronica Springs Road, I am very concerned, as many of my neighbors are, about the repercussions of developing this proposed project.

First, this area has already seen a huge increase in traffic, and adding another 121 residential units with 222 parking spaces for yet more automobiles utilizing the area, will clearly add more traffic congestion for local residents. We have already seen an increase in traffic on Veronica Springs Road and Las Positas Road resulting in huge delays, and this has become a major inconvenience to local residents. Secondly, as homeowners, the value of our property is of utmost importance. Speaking for ourselves, my husband and I own our property, and do not want to see the value of it lowered by the development of low-income housing adjacent to our home. People purchase homes in this area, because they know it is a good investment for their retirement or for future re-sale value. Finally, but not of least importance, is the issue of crime in the area. Santa Barbara has seen an increase of gang activity each year, not to mention the continuing problem of graffiti we see showing up not only on local businesses, but on overpasses and walls near our residential areas. I do not want to see a sought-after, beautiful beach community become yet another hang-out for undesirables looking for an easy target for crime. This has been a problem in many areas where low-income housing projects have been built.

These reasons mentioned are just a few of many concerns. We sincerely request that the planners find a more suitable location for this project. It is only fair and considerate to the taxpayers living in this area. We bought and paid for these homes in good faith that we were making a good investment for our future. Isn't this the American Dream?!

Sincerely,

Linda Cornwell

Linda and Greg Cornwell -
3798 Pescadero Drive
Santa Barbara, CA 93105

Greg Cornwell

Beverly Nugent
Bob L. Nugent
BOB AND BEVERLY NUGENT
3707 MODENA WAY
SANTA BARBARA
CA 93105



California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
<http://www.dfg.ca.gov>

ARNOLD SCHWARZENEGGER, Governor

DONALD KOCH, Director



October 5, 2009

RECEIVED
OCT 08 2009

Peter Lawson
City of Santa Barbara
P.O. Box 1990
Santa Barbara, Ca 93102-1990

CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Notice of Preparation of a draft Environmental Impact Report for the Hillside House Project SCH #2009091052

Dear Mr. Lawson:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. The proposed project involves the annexation of approximately 24 acres to the City of Santa Barbara; removal of all existing structures except for a single-family residence; phased development of 120 residential units in 33 buildings and one 6700 sq. ft. office/patient services building; construction of 222 parking spaces; construction of a 36 foot wide cul-de-sac; and offsite construction of a 20 foot wide emergency road and 42 inch storm drain.

To enable the Department staff to adequately review and comment on the project we recommend the following information, where applicable, be included in the Draft Environmental Impact Report:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
 - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (attachment).
 - b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.
 - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).
 - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 324-3812 to obtain current information on any previously

Conserving California's Wildlife Since 1870

reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs), Significant Natural Areas (SNAs), or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction located in or adjacent to the project area must be addressed.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
 - a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic and outdoor artificial night lighting.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. Impacts to migratory wildlife affected by the project should be fully evaluated. This can include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
 - e. Impacts to all habitats from City or County required Fuel Modification Zones. (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.
 - f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- August 15) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500 foot buffer for all active raptor nests).
3. An EIR shall describe feasible measures which could minimize significant adverse impacts (CEQA Guidelines §15126.4(a)(1)). Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize impacts. Compensation for unavoidable

impacts through acquisition and protection of high quality habitat elsewhere should be addressed.

- a. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts. The List of California Terrestrial Natural Communities is available on request or may be viewed and downloaded online by visiting the Department's website at http://www.dfg.ca.gov/whdab/html/natural_communities.html.
 - b. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, native woodlands, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
5. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
 - a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
6. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.
 - a. The Department requires a streambed alteration agreement, pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a stream bed alteration agreement may be a project that is subject to CEQA. To facilitate our issuance of the agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the

project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

The Department suggests a pre-project or early consultation planning meeting for all projects. To make an appointment, please call Sean Carlson, Staff Environmental Scientist, at (909) 596-9120. Thank you for this opportunity to provide comment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Pert', is written above the printed name.

Edmund Pert
Regional Manager
South Coast Region

Attachment

cc: Helen Birss, Los Alamitos
Betty Courtney, Newhall
Sean Carlson, La Verne
Martin Potter, Ojai
Natasha Lohmus, Santa Barbara
Scott Morgan, State Clearinghouse, Sacramento

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:
 - a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
 - b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.
3. Botanical consultants should possess the following qualifications:
 - a. Experience conducting floristic field surveys;
 - b. Knowledge of plant taxonomy and plant community ecology;
 - c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
 - d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
 - e. Experience with analyzing impacts of development on native plant species and communities.
4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:
 - a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

- b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.
 - c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
 - d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.
 - e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
 - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - c. Detailed description of survey methodology.
 - d. Dates of field surveys and total person-hours spent on field surveys.
 - e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
 - f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
 - g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
 - h. Recommended measures to avoid impacts.
 - i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
 - j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
 - k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - l. Name of field investigator(s).
 - j. References cited, persons contacted, herbaria visited, and the location of voucher specimens.



Fire Department

"Serving the community since 1926"

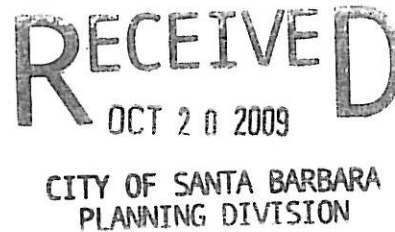
HEADQUARTERS
4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Michael W. Dyer
Fire Chief
County Fire Warden

Christian J. Hahn
Deputy Fire Chief

October 7, 2009

To: Peter Lawson
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990



Re: Hillside House Project; APN: 047-010-039; SCH# 2009091052

The Santa Barbara County Fire Department has had the opportunity to review the Notice of Preparation (NOP) for the Hillside House draft Environmental Impact Report (EIR) and offers the following:

The proposed projects close proximity to flammable vegetation requires proper defensible space and adequate egress for residents during an emergency. The fire hazard issue has been addressed and appropriately mitigated through defensible space clearances proposed by Santa Barbara City Fire's Wildland Fire Specialist.

Thank you for the opportunity to review your proposed project.

Respectfully,

Bob Tanner
Fire Captain
Santa Barbara County Fire Department
(805)686-5068

cc: Scott Morgan, State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044
dd: Brian R. Barrette, CAL Fire, PO Box 944246, Sacramento, CA 94244-2460

Lawson, Peter D

From: susan chapman [SChap681@cox.net]
Sent: Tuesday, October 13, 2009 2:25 PM
To: Lawson, Peter D
Cc: Pam Flynt
Subject: Hillside House project

RE: Hillside House Master Plan

Peter,

We appreciate you taking comments and concerns.

I am a Board member of Hillside House as well as the parent of a disabled adult daughter (she does not reside at Hillside House). I am writing to encourage you to move forward with the Hillside House project. The project has been in the works for a very long time and issues have been addressed repeatedly.

The project is a win/win. The disabled population of Hillside House will have safety and security in a new home. The administration building will be a nice place for the residents of Hillside House to congregate for socialization, activities, etc. as well as share the space with others living in the complex. The City will have a wonderful mixed use project where affordable housing will be an option for our teachers, bankers, fireman, policeman and others that qualify. The issues of the creek bed will be mitigated as part of the plan.

While I understand the concern with traffic, the actual impact will most likely be lower than imagined. Hillside House has 59 residents. None of them drive cars. A few buses and vans will come and go to take residents to day programs, medical appts., but in the total scheme of things those comings and goings will be limited. Since there is a bus stop close by, I suspect many of the homeowners/renters will take advantage of the bus service. It is an easy commute to get downtown for work or out to Goleta. The project has been well conceived and seemingly meets the needs of many populations as well as complies with the City's master plan.

I encourage you to move forward as our Hillside House residents need a nicer living space. Thank you for your continued involvement on this project.

Sincerely,
Susan Chapman

Lawson, Peter D

From: sue k. [sue1478@yahoo.com]
Sent: Wednesday, October 14, 2009 4:35 PM
To: Lawson, Peter D
Subject: Hillside House project

Dear Mr. Lawson,

I am writing as a concerned citizen. While i know that Hillside House needs to be rebuilt and that the city needs more housing the potential impacts of this project are huge and need to be carefully considered and dealt with in order to protect public safety.

I have lived on Las Positas Place (the culdesac adjacent to Veronica Springs Place) for 20 years. At times it is very difficult to exit Las Positas Place and depending on the time of day we have to wait 5 or 10 minutes or so. Also, the cars coming down Las Positas towards Hendrys Beach are often doing 70 mph by the time they are near the entrance to Las Positas Place making it very difficult for those of us who try to safely exit our street.

On Fridays toward the end of the work day, traffic is backed up from the stop sign at the end of Las Positas Road (at the intersection of Cliff Drive) all the way back to the tennis courts and it is stop and go all the way down Las Positas RD to the intersection at Cliff.

Las Positas Place is a dangerous street to exit from due to the high rate of speed of cars coming down Las Positas from Modoc.....this project would tremendously impact the traffic on Las Positas making an already dangerous situation even more dangerous and who knows it may take 15 min's to safely exit our street now, if its even possible to safely exit the street with the new volume of traffic.

Years ago when a school was proposed for that site one of the planners suggested a type of motion detector street light at the top of Las Positas Place so that we could safely exit our street.

However with the dramatic increase in the volume of car traffic who knows.....maybe traffic would be backed up to Modoc?

All i know is that it is (and always has been) dangerous to exit Las Positas Place as we are exiting to go up hill, dont have too much visibility and the drivers headed down Las Positas Road are going at a very high rate of speed.

I know personally people who's relatives were hit and injured when trying to exit and ALSO when trying to enter Las Positas Place coming from the Hendry's Beach direction.....WE HAVE NO TURN POCKET and people do not expect to have to slow down until they reach Modoc.

At the minimum we must have a turn pocket, and a light to make this exit and entry into Las Positas Place safer, it has never been safe and this project with the increased traffic impact will make it much more dangerous.

Please help usi hope i dont become a fatality at this intersection!

Thanks for your time and interest in serving the public.

Regards,

Susan Kuykendall
478 Las Positas Place
ph# 569-0036

10/21/2009

Lawson, Peter D

From: Brian Burd [burdfilm@cox.net]
Sent: Wednesday, October 14, 2009 9:21 PM
To: Lawson, Peter D; Kato, Danny
Subject: 1235 Veronica Springs Road (Hillside House)

Date: 10/14/09
To: Planning Commission, City of Santa Barbara
 Peter Lawson, Associate Planner
 Danny Kato, Senior Planner
From: Brian Burd and Frances Malinoff
 1069 Veronica Springs Road
 Santa Barbara CA 93105

RE: 1235 Veronica Springs Road (MST2003-00793), Hillside House property

Dear City of Santa Barbara,

It is absolutely catastrophic that a project so inappropriate to its site should be this far advanced in the process. This project fails at nearly every analysis except for the crafty wordsmithing and workmanship of its partisans. This project needs a broad-scope EIR, not a limited EIR.

) We disagree with the conclusion of the Initial Study to limit the EIR scope primarily to the analysis of traffic/circulation. There are many more significant impacts that cannot be mitigated.

) The massive bulk, scale, and density warrant a full EIR that addresses traffic congestion in the entire Las Positas Valley Corridor, Mesa area, and regions surrounding Modoc/Las Positas Road/101/Cliff Drive, and evacuation plans for the existing residents. This area is subject to earthquake, fire and flooding and exit routes are already inadequate.

) The proposed watershed plans are inappropriate to modern-day environmental concerns.

) This EIR needs to address the negative quality-of-life impact of this proposal. We don't believe that it is mitigable to deal with hundreds of additional people being jammed into a small location. This is a megalopolis dropped into an isolated small neighborhood.

) It is a flawed concept to believe that one can maintain any quality of life when jamming the population of 26 acres of density allowance into a handful of buildable acres. While the numbers can be penciled out, the quality-of-life cannot be maintained. We challenge the use of density rules as utilized in this proposal.

) The conservation areas proposed are incompatible with maintaining the current complex ecosystem. Dropping a few landscape trees into a bulldozed area does not make it an environmental refuge. This area currently supports a mountain lion, bobcats, coyotes, owls, foxes, hawks, and numerous song birds. Biodiversity requires a critical mass of not only larger animals but of absence of human impact and association.

) Since the applicant has made an argument of necessity-by-financial-need there should be a complete and thorough independent audit and examination of the claims made by the applicant. The financial claims of the applicant have changed over the history of this project. In the entire history of Santa Barbara it is unlikely that any proposal has

10/21/2009

advanced on the claim of seeking to obtain "financial stability in perpetuity" by one project at the expense of a whole section of the city. This is a terrifying proposition that must be repudiated by the Planning Commission.

10) It is logically flawed to perform an EIR on this single project but not put it into context of all the additional projects that are already in the planning process. The EIR must include all of the impacts from cumulative development proposals rather than just from individual projects taken out of the context of the whole. The piece-meal approach is a technique to avoid examining the real-world consequences of over-development.

Brian Burd
Frances Malinoff

Lawson, Peter D

From: ron doctors [rdoctors@gmail.com]
Sent: Wednesday, October 14, 2009 10:21 PM
To: Lawson, Peter D; Kato, Danny
Subject: Veronica Springs

Please take a look at what you are asked to endorse. It is unabashed development with no consideration for the environment or the local residents. It is an out of place ill advised idea to increase the population in an area with limited access for emergencies. The density is way beyond what is reasonable and the idea of that is for the workers of Hillside House is a bogus as the numbers given to support their claims.

Your job is to protect the society in which we live from disasters like this one . Please do you job wisely and very thoughtfully, the next project like this may be in your back yard.

Ronald Doctors,
Resident in this area since 1968.
169 Barcelona Drive
Santa Barbara
93105

Far better one rose to the living than sumptuous wreaths to the dead...Rachael Doctors

Lawson, Peter D

From: Rose Balmy [rbalmy@cox.net]
Sent: Wednesday, October 14, 2009 11:11 PM
To: Lawson, Peter D
Subject: EIR for Proposed Development At Hillside House

4 October 2009

Mr. Peter Lawson
Associate Planner
City of Santa Barbara

Regarding EIR for Proposed Development at Hillside House

Dear Mr. Lawson,

I am a member of the Veronica Springs Neighborhood Association and reside on Veronica Place in the City of Santa Barbara. After reading the environmental documentation I have many concerns but chose to elaborate on my major concern of traffic. Specifically on Veronica Place, Veronica Springs Road and Las Positas. Will I be able to get in/out of my street? The major ingress/egress to this development is one road that opposes Veronica Place. Have you ever seen Las Positas Road at rush hour? Not everyone in this proposed development of 120+ units will be working at Hillside House or using MTD. Most services and jobs are NOT within walking distance. So how is there reduced automobile dependency? I did not see a traffic study for Veronica Springs Road in the Traffic and Parking Assessment? I recently received a flyer in the mail that discusses expansion of Elings Park. Has traffic for this development been taken into account?

I am not opposed to Hillside House developing the property to support its residents but I feel that an urban development is being forced into a rural setting that is inconsistent with the scope and character of the current neighborhood. I care about the residents of Hillside House and want them to be solvent. Unfortunately I feel this is being rammed down our throats and nobody in the City Planners office cares about the surrounding neighborhoods.

Sincerely,
Rose Balmy
513 Veronica Place
Santa Barbara, CA 93105

Lawson, Peter D

From: Gordon Forbes [gforbes3@hotmail.com]

Sent: Thursday, October 15, 2009 5:44 AM

To: Kato, Danny

Cc: Lawson, Peter D

Subject: Hillside House

Greetings -

RE: 1235 Veronica Springs Road (MST2003-00793), Hillside House property

Dear City of Santa Barbara,

There is no doubt that this long planned Hillside development is ill suited for this area, including Hidden Valley, Veronica Springs, across Las Positas in Bel Air Knolls and near Modoc. Too much, too many and for what? How does this do anything for the problems our city faces? The density alone will impact traffic beyond the rosy and false picture created by the Hillside House and their Development claims. This most certainly is not a service oriented development as claimed by the developers. This is simply a huge and poorly conceived condo development for the benefit of a few and more property taxes for the city.

Any claims that this is for a community resource like Hillside House is false. Their few patients come from all over the country, not our city. Since the applicant has made an argument of necessity-by-financial-need there should be a complete and thorough independent audit and examination of the claims made by the applicant. The financial claims of the applicant have changed over the history of this project. In the entire history of Santa Barbara no proposal has advanced on the claim of seeking to obtain "financial stability in perpetuity" by one project at the expense of a whole section of the city. This is an unfounded and arrogant proposition that must be examined by the Planning Commission.

These 'units' are actually three bedroom housing units, three bedrooms! It would add thousands of people, car trips and a significant impact to an area ill suited for that. It's too small for roads, environment and the like. The road alone would be hit with hundreds more car trips per day and the intersection of Las Positas and Modoc is jammed enough.

I endorse the letters of others who have steadily pointed out the solid and well founded objections to this development attempt. It is not a housing release for our work force. These units are priced at 3/4 to one million dollars. How is that affordable to 'firemen and nurses', an argument I have heard bandied around for years. Instead there will be absentee landlords, a density beyond the limits of the area to absorb it.

In the study done by the city years ago The Limits of Growth were found to be at a certain size, after which growth does not pay for itself and costs more than it generates.

What are the benefits here for the community? Besides for the developer, I mean. And the city, who now makes more money from property taxes than it does from business tax? There are none. This size of a development creates more problems for the larger area here and offers no advantages. Private property rights are fine until it throws off the face of the larger neighborhood. This is not a bedroom remodel or a garage addition we are talking about. This is 127 'units' - add the number of bedrooms for a more accurate impact - and will result in all the problems uncovered last year in the low income housing scandal revealed when absentee landlords were pillaging a system meant for people trying to buy a home.

It is absolutely catastrophic that a project so inappropriate to its site should be this far advanced in the process. This project fails at nearly every analysis except for the crafty wordsmithing and workmanship of its partisans. This project needs a broad-scope EIR, not a limited EIR.

0/21/2009

- 1) We disagree with the conclusion of the Initial Study to limit the EIR scope primarily to the analysis of traffic/circulation. There are many more significant impacts that cannot be mitigated.
- 2) The massive bulk, scale, and density warrant a full EIR that addresses traffic congestion in the entire Las Positas Valley Corridor, Mesa area, and regions surrounding Modoc/Las Positas Road/101/Cliff Drive, and evacuation plans for the existing residents. This area is subject to earthquake, fire and flooding and exit routes are already inadequate.
- 3) The proposed watershed plans are inappropriate to modern-day environmental concerns.
- 4) This EIR needs to address the negative quality-of-life impact of this proposal. We don't believe that it is mitigable to deal with hundreds of additional people being jammed into a small location. This is a megalopolis dropped into an isolated small neighborhood.
- 7) It is a flawed concept to believe that one can maintain any quality of life when jamming the population of 26 acres of density allowance into a handful of buildable acres. While the numbers can be penciled out, the quality-of-life cannot be maintained. We challenge the use of density rules as utilized in this proposal.
- 8) The conservation areas proposed are incompatible with maintaining the current complex ecosystem. Dropping a few landscape trees into a bulldozed area does not make it an environmental refuge. This area currently supports a mountain lion, bobcats, coyotes, owls, foxes, hawks, and numerous song birds. Biodiversity requires a critical mass of not only larger animals but of absence of human impact and association.
- 9) It is logically flawed to perform an EIR on this single project but not put it into context of all the additional projects that are already in the planning process. The EIR must include all of the impacts from cumulative development proposals rather than just from individual projects taken out of the context of the whole. The piece-meal approach is a technique to avoid examining the real-world consequences of over-development.

You are leaving a legacy of bureaucratic arrogance and indifference if you do not take this project through its proper channels and reject the size of it.

Gordon Forbes
1020 Veronica Springs

Lawson, Peter D

From: Silvio Di Loreto [silviodd@cox.net]
Sent: Monday, October 12, 2009 9:07 PM
To: Lawson, Peter D
Subject: Environmental report.

My name is Silvio Di Loreto

I am a friend of Hillside House and applaud their attempt to fulfill their mandated responsibility to provide integrated housing for their constituency

In the last few years I have remained silent as others have attacked my motives in favoring intelligent growth.

I have come to realize, I am as environmentally sensitive as they are. Although they may appear sincere I have witnessed many ridiculous recommendations and arguments made in the name of the environment. In my humble opinion, this will do irreparable damage in the future to the legitimate environmental issues which may arise.

My heart goes out to you who are sincere in your endeavor to create an environmentally sensitive project which will be an asset to our community. I feel the same.

Please keep in mind Hillside House has been a wonderful neighbor and has always had the best interest of the community in mind for any of its past activities,

Hillside house has also been in the neighborhood a lot longer than some of the nay sayers.

Try to make it as easy on them as possible to fulfill their objective of providing mandated accommodations for their constituency.

Sincerely

Silvio Di Loreto

Lawson, Peter D

From: Gail Kennedy [gn-kennedy@hotmail.com]
Sent: Thursday, October 15, 2009 9:40 AM
To: Lawson, Peter D
Cc: Blum, Marty; Schneider, Helene; Falcone, Iya; Horton, Roger; Francisco, Dale; House, Grant; Williams, Das
Subject: Hillside House EIR Comments

Dear Planning Department & Planning Commissioners:

The following are our comments for the Hillside House EIR. Please consider.

- We are neighbors of the Hillside House and support their right to develop their property but 121 residential units in this quiet single family neighborhood is excessive and inappropriate. It is not consistent with the NPO.
- Development along the new public road into the project needs to be compatible with the existing neighborhood – two stories maximum. Presently, in the Initial Study, only Veronica Springs Road is considered for compatibility.
- There are no services other than a bus stop (with one hour frequency) within safe walking or safe biking distance.
- The current traffic to and from the Hillside House and the Assistance League is significant and to add 660 more trips per day (estimate from the Initial Study) will dramatically change Veronica Springs Road and the surrounding neighborhood.
- The intersection of Veronica Springs, Las Positas and Portesuello Roads is already unsafe and has many accidents. This will only increase with more traffic.
- The intersection of Las Positas and Modoc Road during commute times is already a problem. This intersection will be significantly worsened.
- We have been informed that the Las Positas/101 exits will be used for Cottage Hospital employees instead of Mission Street. The result of this will negatively impact all these intersections.
- The cumulative impact of all projects presently underway in Hidden Valley and the Las Positas Valley must be considered.
- 3 1/2 years of construction (which will probably be closer to five) is intolerable for this peaceful neighborhood.
- "Occasional night work" (also discussed in the Initial Study) is absolutely unacceptable.
- We have lived on a construction site and it is not easy. How will the Hillside House residents be impacted for 3.5-5 years?
- The Hillside House may have great difficulty selling the "market rate" condos/townhomes with low-income rentals throughout.
- What if they do have difficulty selling the units? Could they be forced to sell the entire project and then we have a low-income development without the "community good" of the Hillside House?
- There is already quite a bit of gang tagging on Las Positas at the City Tennis Courts and at Stonecreek. With 121 more residences will this further creep into our neighborhood?
- What will happen to our CSA farm? It seems as though there will be a road right through their crops.
- The "offsite" road through to Palermo Drive for pedestrians and bicycles and emergency access will more than likely become a public road in the future.
- The Hillside House is already contributing to our community as a non-profit. Why should they need to subsidize additional affordable units in excess of the inclusionary unit requirements and the 12 very low-income units for their residents?

Thank you.

Gail & William Kennedy

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10/21/2009



CITIZENS PLANNING ASSOCIATION OF SANTA BARBARA COUNTY
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October 15, 2009

Peter Lawson, Associate Planner
-and- Chair Larson & Commissioners
Planning Commission
Santa Barbara, CA

*Sent via email to: Peter Lawson, Associate Planner <PLawson@SantaBarbaraCA.gov>
Planning Commission Secretary <PCSecretary@SantaBarbaraCA.gov>*

RE: Hillside House (1235 Veronica Springs Rd.) – EIR Scoping

Dear Mr. Lawson, Chair Larson & Commissioners,

The Citizens Planning Association's (CPA) South County Land Use Committee met on October 5th and discussed the land use issues relating to the Hillside House project. We are deeply concerned what happens in the Las Positas Valley, often described as "the lungs" of Santa Barbara, which affects not just the immediate area. Any development in and affecting the Las Positas Valley must undergo the highest scrutiny. The committee voted to have on record for the Scoping Hearing these considered concerns.

At the outset, we want to emphasize our highest respect for the work of Hillside House. Our concerns are land use and planning issues, related to the Las Positas Valley as a whole, including the effects any new or increased development may have. Our primary concerns are as follows:

Economic Feasibility of the Project

The economic feasibility of this project is of great concern and we recommend there be an independent study. This project was proposed, with the same density, several years ago. The economy of the county, as well as the city, has changed substantially since then. Is this project fiscally feasible? This needs to be ascertained through an independent study.

Examination of the Total Las Positas Valley Environs

The total Las Positas Valley environs needs to be examined. Considerations should be:

- The physical constraints of the steep slope and the creek;
- The presence of two retirement homes, Valle Verde and Vista del Monte, along with their hospital facilities;
- The private residences (single family homes, duplexes, condos, and apartments) in the area;

- The uncertain future of Earl Warren Showgrounds and associated traffic effects;
- Noise impacts on the quality of life; and, especially,
- The overall transportation/traffic issues.

To expand and be more specific:

Density

Portions of the property in question have 30- and 20-degree slopes. That being the case, the Slope Density Ordinance applies to the overall density of this proposal. How will this affect the project?

Also, Santa Barbara's policy is that density should be downtown, not at the city's boundary, as is so for this project. Because of the sometimes 30-degree slope on this property, it is unclear to us what will be the actual density on the built portion.

Our lack of clarity over the actual density on the built portion of the property is further exacerbated by the fact that the density figures provided by the applicant only include calculation of the 121 residential units. What portion of the property will be taken by the administration and common facilities to be used by the residents and visitors?

Traffic and Transportation

Traffic and transportation issues are significant and are related to our concerns about density. The number of bedrooms proposed translates into the number of people living in the project and that, of course, directly affects the traffic impacts. CEQA requires that the cumulative effects of all the projects in the area be addressed in the EIR. With that in mind, projects that need to be considered with regard to cumulative impacts in the Hillside House EIR include:

- The Elings Park addition facilities;
- The Veronica Meadows project (status uncertain);
- The Baptist Church (status unknown);
- New units for Valle Verde;
- Two properties which are currently not being considered for development, but could in the future:
 - The public school property at Palermo Drive
 - The Parks property
- Hillside House itself

In addition, the intersections at La Cumbre/Modoc, 101/Modoc, and Calle Real/Las Positas are already at Level of Service (LOS) "D" at certain times of the day, with Las Positas/Cliff at LOS "F" – and the times when these intersections are impacted have increased as traffic has increased. What will be the effects of this increased development on these intersections?

Furthermore, there has been a proposal discussed by the City to direct the southbound-101 SB Cottage Hospital-bound traffic off at Las Positas, have it cross the freeway, and continue down Calle Real to SB Cottage Hospital. If that occurs, it would really put these intersections at LOS "F".

If mitigations are proposed to address the cumulative traffic impacts, particularly at the intersection of Las Positas/101, which is the chokepoint for traffic in the Las Positas Valley, the feasibility of those mitigations (financial or otherwise) must be examined in the EIR.

Safety

Residents' safety is a prime concern. The retirement homes, single family homes, apartments, and duplex residences all funnel onto Modoc or onto narrow Veronica Springs Road, a substandard County road. The Painted Cave fire showed how critical is the need for prompt evacuation of residents of the Las Positas Valley. Of great concern is how to deal with the inevitable increased traffic caused by the residents, as well as those people servicing the residents, of an additional 121 units in this area.

Creek & Archeological Issues

Additional concerns that must be addressed in the EIR are:

- Possible effects of increased population on the creek; and
- Archaeological aspects relating to the pathway along the creek, said to have been used by Native Americans for access to the ocean.

Annexation & Charter Section 1507

Because this project requires an annexation, Council must find (by a supermajority vote) that the project is consistent with Charter Section 1507, which clearly states that "It is [...] the policy of the City that its land development shall not exceed its public services and physical and natural resources. These include, but are not limited to, water, air quality, wastewater treatment capacity, and traffic and transportation capacity." For this project, traffic (including emergency access and safety), water supply and demand, and creek impacts are especially pertinent. Indeed, the matter of water is especially concerning since the Initial Study's coverage of both demand and supply is weak.

The plans and policy consistency analysis in the EIR has to explicitly deal with Charter Sec 1507 and provide the factual basis that the project can live within the city's environmental and infrastructural resources.

Conclusion

We recognize the value of the Hillside House and their important services, and we hope they continue to work in our community for years to come. Nevertheless, due to the points raised in this letter, along with the need for an annexation, this project requires a heightened scoping scrutiny.

Sincerely,



Naomi Kovacs
Executive Director

JO,BC,NK

Lawson, Peter D

From: ven2sb@aol.com

Sent: Thursday, October 15, 2009 3:58 PM

To: Lawson, Peter D

Subject: Hillside House EIR

Hello Mr. Lawson,

As part of the EIR scoping it would be necessary to look at the safety and traffic of adding 120 units on these 5 buildable acres. Veronica Springs Road is a sub standard road for the amount of traffic it currently accommodates. If a neighborhood is to be built that could potentially house several hundred children the safety to these residents and everyone that uses that road needs to be evaluated. There is the (overdo) need for complete sidewalks and bike lanes. Veronica Springs is used by cyclists and walkers that walk in the middle of the street because there is no where else to walk or ride. The Road is also not wide enough for off street parking, when there is cars parked across from each other, the road is reduced to only one car being able to pass at a time, there have been many near collisions.

Please have the EIR include the correct mediation for this very important safety need. As I mentioned when I addressed the Planning Commission, Traffic needs to be looked at cumulatively for all proposed projects in the Los Positas Valley, as well as on all other Environmental Impacts as required by CEQA.

Heike Kilian

138 Hidden Oaks Road

Santa Barbara, CA 93105

10/21/2009

Lawson, Peter D

From: Lisa Plowman [lisa@peikertgroup.com]
Sent: Thursday, October 15, 2009 5:06 PM
To: Lawson, Peter D
Subject: Comments on Initial Study

Hi Peter,

As we discussed before the hearing, we do not have significant comments on the contents of the initial study. Below are comments that are primarily minor corrections to the text we discussed on the phone.

Page 6: It would be helpful to identify the total number of units that would be allowed under the County zoning ordinance.
Page 23: BIO-1: The second to last sentence in the intro paragraph should be deleted.
Page 27: CR-4: Please clarify which design review board will be reviewing Harmony House.
Page 34 & 35: The standard construction hours are listed as 7-4:30 on weekdays and 8-5 on weekdays on the following page. Please clarify.
Page 41: Please note that the existing easement is in favor of the County of Santa Barbara.
Page 41 10.b): Please note that the project would include a minimum of a "90 foot" setback from the top of bank.
Page 41 R-1: Please revise the second sentence to read " The size and location of the trail easement shall be..."
Page 44 11.d): Under the parking section please note that the Specific Plan would require an alternative parking requirement.
Page 47 12.c): Please add the following: "The new 42 inch storm drain would replace an existing 24 inch storm drain pipe which will improve the existing drainage setting along Las Positas Creek, but would not increase..."

Please let me know if you have any questions.

Thanks,
Lisa

Lisa Plowman, Planning Manager
Peikert Group Architects, LLP
100 E. Figuerora Street
Santa Barbara, CA 93101
P 805-963-8283 Ext 120
F 805-963-8184

10/21/2009

DEPARTMENT OF TRANSPORTATION

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October 13, 2009

Peter Lawson, Associate Planner
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

SB 225 – 0.86
Valle Verde

Subject: Hillside House Notice of Preparation

Dear Mr. Lawson:

Thank you for the opportunity to provide comments on the scope and content for the Hillside House Notice of Preparation. Among other things, the proposed project anticipates 121 residential units (approximately 109 will be new) and associated office and patient facilities. Staff offers the following:

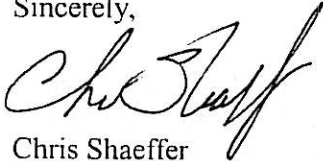
1. Traffic, Circulation. It appears that the principal access point from the development to local and regional services is at the intersection of Veronica Springs Road and SR 225 (Las Positas). However, this intersection was entirely omitted from the Initial Study.
2. According to the existing conditions traffic analysis conducted in support of the South Coast 101 HOV Project, the US 101 southbound off-ramp at Las Positas operates at a poor level of service. In the morning peak hour it operates at LOS D (v/c 0.82) using ICU methodology and LOS C using HCM methodology (the worst movement is the off ramp left turn, which operates at LOS F). In the afternoon peak hour, the LOS is C (ICU) and D (HCM).
3. The scope of a complete traffic analysis should include:
 - a. The SR 225 / Veronica Springs Road intersection. This is a signalized intersection within the jurisdiction of Caltrans and the HCM methodology should be used along with ICU.
 - b. Weekday peak hours, with existing, existing + project and cumulative analyses.
 - c. In addition to signalized intersection LOS analysis, the traffic study should include a complete operational and queuing analysis for the SB US off-ramp, Modoc, and Veronica Springs intersections. This will capture unserved demand information and present a clearer picture of operations and effects of any traffic "spill back" on local roads or the US 101 mainline. HCM methodology will be required for this analysis.
 - d. The cumulative analysis should include the Elings Park Phase III, Valle Verde, and Veronica Meadows projects. The City may want to consider an additional weekend analysis given the Elings Park project.
 - e. A thorough analysis of transit or shuttle use should be presented, to include any incentives that residents may receive that will encourage their use of this mode. Please include a quantifiable discussion of current residents' use of these services.
 - f. Mitigation measures, as required, should be quantified and well supported.

Peter Lawson
October 13, 2009
Page 2

- g. The analysis should be consistent with Elings Park, Valle Verde, and Veronica Meadows. Any mitigation measure should be consistent and complement those discussed within the context of these projects. In the context of mitigation, the environmental document should discuss potential cost sharing with these development projects.
- 4. This initial study traffic and parking assessment twice references the SR 225 relinquishment to the City. This effort was suspended by the City on June 30, 2009. Although it is anticipated that negotiations will resume in 2010, there is no certainty this will be the case. The traffic analysis and mitigation measures should be presented in terms of meeting Caltrans operational guidelines and design standards.

I hope this provides the City with a better understanding of Caltrans' concerns in this area. If you have any questions pertaining to these scoping comments, I can be reached at 805.549.3632.

Sincerely,



Chris Shaeffer
Caltrans District 5
Development Review

Cc: Larry Newland, CT

Lawson, Peter D

From: Kato, Danny
Sent: Tuesday, October 13, 2009 10:10 AM
To: Lawson, Peter D
Subject: FW: Bermant/SB County Housing Authority/Peikert Group/Hillside House development project, 1235 Veronica Springs Road, Santa Barbara, CA

Hi Pete

This one's for you.

D

From: Brian Burd [mailto:burdfilm@cox.net]
Sent: Tuesday, October 13, 2009 8:33 AM
To: Community Development PC Secretary; Kato, Danny
Subject: RE: Bermant/SB County Housing Authority/Peikert Group/Hillside House development project, 1235 Veronica Springs Road, Santa Barbara, CA

Danny Kato, Senior Planner
City of Santa Barbara

RE: Bermant/SB County Housing Authority/Peikert Group/Hillside House development project, 1235 Veronica Springs Road, Santa Barbara, CA

Dear Mr. Kato,

In the applicants' Planning Commission filing of Sept. 3, 2009, page 8, it is declared that **"Hillside House must secure its financial stability in perpetuity..."**

Please list for me other development projects that have come before the city with "financial stability in perpetuity" argued as a reason to approve the project.

Thank you.

Brian Burd

Lawson, Peter D

From: Brad Frohling [BFrohling@radiusgroup.com]

Sent: Monday, October 12, 2009 10:46 AM

To: Lawson, Peter D

Subject: Hillside House Project Support

Peter,

I am a board member of the Hillside House and wanted to take a moment to comment on the sensitive environmental design of the proposed project. I have been to numerous meetings with the project team and have witnessed a group that is designing a model environmentally sensitive project including setbacks, creek restoration, public access, drainage, and storm water management. These items are a costly burden to the feasibility of the project and we are hopeful that the planners will recognize the project integrity and support our efforts and project. Thanks very much,

Brad Frohling

Senior Sales Associate

Radius Group Commercial Real Estate

205 E Carrillo Suite 100 | Santa Barbara, CA 93101

Direct: 805.879.9613 | Fax: 805.965.5300

Main: 805.965.5500 | Cel: 805.698.0272 | DRE #: 01323736 | bfrohling@radiusgroup.com | www.radiusgroup.com

Lawson, Peter D

From: Evelyn Whitacre [tedcw@vcoms.net]
Sent: Monday, October 12, 2009 11:39 AM
To: Lawson, Peter D
Subject: Hillside House Project

feel, as a parent, that this would be better for the neighborhood . If this project goes through, a number of our employees would qualify for the affordable housing. Those who don't would be coming to work at 7 a.m., 3 p.m., and 11:00 p.m. Those residents who rent or buy units who work in Santa Barbara would be leaving at 8 a.m. and coming back after 5 p.m. Remember that we have bus service coming directly to Hillside House, so that cuts down on the number of cars.

We desperately need the income from these units to support Hillside House. My daughter has been there for 26 years, and there is really no better place for the handicapped residents.

*Sincerely,
Evelyn C. Whitacre
45 South Dos Caminos Avenue
Ventura, CA 93003*

Lawson, Peter D

From: Jo-Ann Shelton [jshelton@classics.ucsb.edu]
Sent: Monday, October 12, 2009 9:21 PM
To: Lawson, Peter D
Subject: development proposal for 1235 Veronica Springs Road

1040 Veronica Springs Road
 Santa Barbara, CA 93105
 October 12, 2009

Dear Mr. Lawson,

I wish to comment on the proposed development at 1235 Veronica Springs Road (Hillside House). My main concern about this project is the increase in traffic on Veronica Springs Road, which is a relatively narrow road, with no sidewalks, a steep hill, and many curves.

The "Traffic and Parking Assessment" part of the report did not address traffic on Veronica Springs Road at all. I was surprised by this omission because I mentioned the issue to Lisa Plowman several months ago at a meeting at Hillside House. The issue was also raised at public meetings which I have attended over the past few years. I do not understand why the concerns of the residents of Veronica Springs Road are being ignored.

According to the Traffic and Parking Assessment, the number of average daily trips generated by the project will more than triple the number now originating from 1235 Veronica Springs Road. Yet no mention was made of the impact on Veronica Springs Road. Most of the Traffic and Parking Assessment focused on Las Positas Road. The reality is that people living in the proposed project will use Veronica Springs Road (not Las Positas Road) to travel to and from the La Cumbre and Hollister areas via Modoc Road. The Traffic And Parking assessors should have interviewed residents living on Veronica Springs Road and Veronica Place. They would have learned that residents travel up and down Veronica Springs Road -- not Las Positas Road -- in order to access Modoc heading toward the La Cumbre and Hollister areas. You are asking the residents of Veronica Springs Road to bear the burden of a heavy increase in traffic on their road.

In addition, at a meeting several years ago at Hillside House, the project proponents said that they were anticipating an increase in the number of MTD buses serving the area. Since the Mesa - La Cumbre bus currently travels on Veronica Springs Road, you will again be asking Veronica Springs Road residents to accept an increase in bus traffic.

These problems could be avoided if the project included the construction of a road through the Hillside House development, from Las Positas Road to Palermo (in Hidden Valley), which connects with Modoc Road. The current proposal includes only a pedestrian and bicycle path on this route. It should include a fully paved vehicle road. Connecting Palermo to Las Positas Road is such a sensible solution, not only from the point of view of traffic flow, but also from the point of view of public safety. It would allow an egress toward the ocean for people in Hidden Valley in the case of a catastrophic fire. The reason that a Palermo - Las Positas connection has been omitted from the proposal is because the Hillside House people do not want through-traffic in their development, nor do the residents of Palermo want through-traffic on their street. Why should Veronica Springs Road residents have to endure the increase in through-traffic?

Another problem with the proposal is that there is not enough on-site parking. The density of the proposal will result in an increase in the number of cars parked on Veronica Springs Road. This will, in turn, make the road even narrower (specially when the buses go by) and create dangerous situations because the development residents and their visitors will park in that part of Veronica Springs Road where there are sharp curves on a steep grade, and visibility is poor. And they will be parking where there are no sidewalks. This will be very dangerous, particularly in the evening when it is dark. I hope that the Traffic and Parking assessors will come and take a realistic view of the situation. There is little room left for parking on Veronica Place. Development residents and their visitors will have to park on Veronica Springs Road.

Most of Veronica Springs Road is a rural area, in the sense that the properties range from one-half acre to well over an acre. There are no sidewalks on most of the road. Residents still ride their horses on Veronica Springs Road and walk their dogs. Children need to walk on Veronica Springs Road to reach the school bus stop on Torino. There are also many cyclists on the road.

I think that it is unconscionable that the Traffic and Parking Assessment has ignored the concerns of the residents of

10/21/2009

Veronica Springs Road. I do not understand why the people who wrote the report and why the project proponents do not perceive the dangers created by increased traffic and parking on Veronica Springs Road and do not acknowledge the injustice of imposing increased traffic and parking on residents of Veronica Springs Road.

Yours truly,
Jo-Ann Shelton

Lawson, Peter D

From: Ken Balmy [kbalmy@cox.net]
Sent: Sunday, October 11, 2009 7:07 PM
To: Lawson, Peter D
Subject: on the EIR for proposed project at Hillside House site

October 11, 2009

Mr. Peter Lawson
 Associate Planner
 City of Santa Barbara

Re: EIR for proposed development at Hillside House

Dear Mr. Lawson,

I am a resident and homeowner on Veronica Place in the City of Santa Barbara and a member of the Veronica Springs Neighborhood Association. I am writing in regard to analysis of the initial Environmental Impact Report for the proposed construction project at the Hillside House site. The project proposal contains many persisting points of concern to my neighbors and me as I will delineate below.

) Proposed construction is described as a "phased development". How long would demolition and construction be ongoing and at what imposition on the surrounding neighborhoods? How many truckloads a day would be rumbling through the narrow choke point at Veronica Springs and Las Positas Roads, in addition to the buses and normal local traffic?

) The proposal creates a public road as the single point of entry and egress to the development site and subdivision location. My street, Veronica Place, a cul-de-sac, lies directly opposite this point at which all traffic into and out of the location would be funneled. It can be difficult getting into and out of our street at busier times as it is, being at the base of a hill and on a sweeping curve in Veronica Springs Road. I worry that the addition of over one hundred new households, where none now exist, will make this a nightmare of proportions comparable to the parking lots at Trader Joe's, Whole Foods, etc., bringing inconvenience to my neighbors and me and danger to the children of this neighborhood. The Traffic and Parking Assessment does not discuss this.

) The project would cause permanent loss of local wildlife habitat. Many are the occasions on which we have observed here the numerous greater fauna that are lost to other parts of the city, including red foxes, rabbits, owls, stately grey herons, even coyotes and bobcats. These latter may sound scary to some people, but they do serve a useful purpose in controlling the burgeoning populations of undesirable and destructive species such as skunks, rats and gophers. It is so inspiring to be able to catch a glimpse of such birds and animals practically at our doorsteps. A project of this magnitude would further curtail the range of these creatures and limit their success in our area.

) One of the selling points of the project is that it would stave off the demise of Hillside House, which has reported continued financial difficulties in recent years. Hillside House does good work for deserving people in a beautiful setting. I expect that is why the residents and their families chose this facility for their care, and surely they too would hate to see this beauty lost forever. But all that aside, this project represents at best a temporary infusion of cash to Hillside House. If the financial difficulties should continue after this windfall has been exhausted, and Hillside House should succumb despite the best efforts to revive its wellbeing, we the neighbors are left with this objectionable mess at our feet. The EIR must consider "what-if" worst case analysis and address this possibility that Hillside House might not remain viable, leaving our semi-rural neighborhood with an inner urban pocket whose original rationale is no longer valid. What then would become of the units assigned to patients? What additional impact to the neighborhood, and at what lost benefit? The objections we raise now would be multiplied several fold in such a case.

) Visitors to my home often remark on the unique pocket of serenity we enjoy here on the fringes of the city. This serenity exists precisely because of the absence of urban density and warehousing of residents. When I describe what is being proposed up the block, my visitors are appalled and saddened that this serenity is in jeopardy of being lost forever, in the name of development and growth. This proposal represents a permanent loss of aesthetics, both for Hillside House residents and for the existing neighbors.

) The density of housing units under this proposal is out of character with that of the surrounding neighborhood. The development site is surrounded on three sides by small neighborhoods of single family homes, and on the fourth side by a creek and an unbuildable mountainside. The surrounding neighborhoods have densities of fewer than 5 units per acre, some areas being semi-rural and much below that density. This proposal requires a special exceptional rezoning which far exceeds these density levels. The analysis must consider that the buildable area on this site is only about 8.35 acres, indicating a density of 14.5 units per acre.

10/21/2009

This is at least 3 or more times the actual density of the surrounding areas.

7) The applicant project description mentions the words "neighborhood preservation" but the proposed project is 100% out of character with the neighborhood. A subdivision of apartment buildings is in no manner consistent with single family homes dispersed along normal sized streets. The nearest thing even remotely comparable would be the Stonecreek units located further down Las Positas Road. Not many people are terribly happy with the way that project worked out.

3) A very real concern involves the spread of gang activity to our area which has been relatively untouched by this urban scourge. It is not uncommon for low-income housing projects and their surroundings to experience a higher than average rate of criminal activity. This area is on the fringes of the city and as such is not regularly patrolled by the Police. With inclusionary and low-income housing come low-income youth, and thence an increased opportunity for youth gangs to gain a foothold in our neighborhood. Where there is dense housing there are lots of kids, adolescents and young adults. Kids like to explore. Adolescents and young adults find their way into mischief of various sorts. The risks to the creek area include littering, pollution by human waste, further destruction of habitat and the very real danger of wild fire racing up the hillside. The risks to our property include theft and burglary, graffiti tagging and other destruction, violent assault and general loss of property values. By focusing in this case on the mission of the Housing Authority, the city is abdicating its aesthetic, civic and fiduciary responsibility to the rest of us citizens.

9) The applicant project description talks about reduced automobile dependency by the new residents of the proposed subdivision. This presumably would be achieved by the mass use of public transit and Hillside House employees living and working on site. These are not realistic assumptions and must be validated against actual ridership patterns and the likelihood employees would care or be able to relocate to the site. There cannot but help to be much increased traffic with the addition of 110 new households where today there are none.

10) Despite the modeling and meeting official quotas, I must question whether adequate parking is really provided. The initial EIR certainly presumes residents will actually use the covered spaces for vehicle parking. Experience shows this is frequently not the case. In addition, the two- and three-bedroom rental units are only allocated a single parking space each. It is apparently the responsibility of the Housing Authority to enforce a limit of vehicle per unit. What is their success rate? There are also Hillside House employees, school buses, delivery vehicles, daytime visitors, etc. Where will all the cars end up being parked? The overflow will spill onto Veronica Springs Road and Veronica Place. Activities at the nearby Assistance League frequently exhaust available parking at that facility and give us an indication of how things are likely to become on a permanent basis. Veronica Springs Road becomes an even more dangerous choke point, and Veronica Place residents are further imposed upon by the loss of our available on-street parking.

1) The Traffic and Parking Assessment identifies numerous unacceptable affects on local traffic due to this proposed project, but paints a rather rosy picture for the affects of the suggested mitigation strategies. How realistic are these assumptions; is there any track record of success? How likely is it that the mitigation measures will actually be taken, and when?

In summary, I respectfully request and urge that this current proposal be rejected on the basis of the irretrievable loss it would impose on this unique corner of our city. A new development in any area should be one that benefits the existing residents as well as any new residents. It should not have a negative affect on its neighborhood. Finally, the Environment Impact Report must be made to reflect these very real environmental concerns.

Sincerely,
 Ben Balmy
 513 Veronica Place
 Santa Barbara, CA 93105

Lawson, Peter D

From: Weiss, Bettie
Sent: Monday, October 12, 2009 8:06 AM
To: Lawson, Peter D
Subject: FW: Veronica Springs/Hillside House

n case you did not receive this

Bettie Weiss, City Planner
Community Development Dept.
City of Santa Barbara
805) 564-5470
BWeiss@SantaBarbaraCA.gov
<http://www.YouPlanSB.org>

From: PCVUser [mailto:mail@pacificcoastvideo.com]
Sent: Sunday, October 11, 2009 2:37 PM
To: Weiss, Bettie
Subject: Veronica Springs/Hillside House

This Proposal is wrong, and if developed, will have incredibly bad impacts on the environment and the residents..

I am a resident living on Veronica Springs Road. ANY new traffic or road systems will be dangerous.

Adding Hundreds of people in this small space is absurd.

Building heights exceed existing 30 foot residential housing project.

Massive buildings will destroy single family neighborhood

Forcing runoff into Arroyo Burro Creek is a bad idea

Adding some 222 more vehicles to an already dangerous roadway is criminal

Crash activity may increase due to the low income housing

Intersections as well as Los Positas intersections will become even more dangerous

Increased environmental impacts to the area

Quality of life in the neighborhood will be reduced

Fire evacuation will be hazardous

Loss of our local (CSA) farm is not an option and unmitigatable

10/21/2009

Veronica Springs/Hillside House

Page 2 of 2

Hillside house has given no word that they may sell and move afterwards

Kathy R. Sullivan
1020 Veronica Springs Road

0/21/2009

Lawson, Peter D

From: Phil Salzwedel [PhilSalzwedel@roadrunner.com]
Sent: Monday, October 05, 2009 10:44 PM
To: Lawson, Peter D
Subject: Comments On Hillside House Project

Dear Planning Commission:

I strongly support the Hillside House project as submitted to the Commission. I believe the project will significantly benefit the City of Santa Barbara, improve safety in and around this location and benefit the local environment for the long term. The current on-site facilities are very dated and not in the best interests of the 59 disabled residents, the environment, or neighbors and citizens of Santa Barbara City and County. This is an opportunity to improve safety and to approve and design environmentally sensitive and affordable housing for local citizens.

My son is a resident of Hillside House and none of the 59 residents has a driver license or drives a motor vehicle. The proposal will continue to include on-site public transportation, improved pedestrian and cycling opportunities, as well as ridesharing and carpooling. This should be a model for transportation that can help reduce the reliance on multiple vehicles for every residence that is typical of surrounding areas. People can live here without the need to have a car for every adult resident or no cars at all. I believe this project should be given priority for expedited approval not only to accommodate the 59 disabled residents as required by law, but also because this project and these residents have been in line for approval long before other projects discussed at the scoping hearing.

Employees and families (including ours) will be interested in the new residences and this will also help reduce traffic impacts. We have donated bicycles to Hillside House employees and I know that some employees already bike to work and rideshare whenever they can.

Approval of this project can and should be a win-win for the City and for current and future residents and staff of the Hillside House Community Project. It can also be a jewel and great example of affordable housing, public transportation and access, as well as a diverse and inclusive community that includes and welcomes disabled and lower income citizens.

Thank you for your carefully considered and timely action on this project.

Philip T. Salzwedel
2869 La Plata Drive
Camarillo, CA 93010
805-485-6623

October 4, 2009

Peter Lawson
Associate Planner
City of Santa Barbara

Re: Project Title: Hillside House; Project Location: 1235 Veronica Springs Rd.
Project No.: MST2003-000793; APN: 047-010-039

Dear Sir:

We have read the proposed project description in detail that was sent to homeowners living in the area adjacent to Project No: MST2003-00793. As a homeowner in the Hidden Valley area, living very close to Palermo and Veronica Springs Road, I am very concerned, as many of my neighbors are, about the repercussions of developing this proposed project.

First, this area has already seen a huge increase in traffic, and adding another 121 residential units with 222 parking spaces for yet more automobiles utilizing the area, will clearly add more traffic congestion for local residents. We have already seen an increase in traffic on Veronica Springs Road and Las Positas Road resulting in huge delays, and this has become a major inconvenience to local residents. Secondly, as homeowners, the value of our property is of utmost importance. Speaking for ourselves, my husband and I own our property, and do not want to see the value of it lowered by the development of low-income housing adjacent to our home. People purchase homes in this area, because they know it is a good investment for their retirement or for future re-sale value. Finally, but not of least importance, is the issue of crime in the area. Santa Barbara has seen an increase of gang activity each year, not to mention the continuing problem of graffiti we see showing up not only on local businesses, but on overpasses and walls near our residential areas. I do not want to see a sought-after, beautiful beach community become yet another hang-out for undesirables looking for an easy target for crime. This has been a problem in many areas where low-income housing projects have been built.

These reasons mentioned are just a few of many concerns. We sincerely request that the planners find a more suitable location for this project. It is only fair and considerate to the taxpayers living in this area. We bought and paid for these homes in good faith that we were making a good investment for our future. Isn't this the American Dream?!

Sincerely,

Linda and Greg Cornwell
3798 Pescadero Drive
Santa Barbara, CA 93105 -

DATE: October 15, 2009

TO:

City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
OCT 15 2009
CITY OF SANTA BARBARA
PLANNING DIVISION

FROM:

William and Gail Kennedy
1267 Veronica Springs Road
Santa Barbara, CA 93105

RE:

Comments of the proposed EIR for the Hillside House
(Hand delivered and sent via e-mail)

CC:

Mayor Blum & City Council Members Falcone, Francisco, Horton,
House, Schneider and Williams

Please distribute the following copies of our comments to the Planning Commissioners and Staff.

Thank you.

The following are our comments for the Hillside House EIR. Please consider.

- We are neighbors of the Hillside House and support their right to develop their property but 121 residential units in this quiet single family neighborhood is excessive and inappropriate. It is not consistent with the NPO.
- Development along the new public road into the project needs to be compatible with the existing neighborhood – two stories maximum. Presently in the Initial Study only Veronica Springs Road is considered for compatibility.
- There are no services other than a bus stop (with one hour frequency) within safe walking or safe biking distance.
- The current traffic to and from the Hillside House and the Assistance League is significant and to add 660 more trips per day (estimate from the Initial Study) will dramatically change Veronica Springs Road and the surrounding neighborhood.
- The intersection of Veronica Springs, Las Positas and Portesuello Roads is already unsafe and has many accidents. This will only increase with more traffic.
- The intersection of Las Positas and Modoc Road during commute times is already a problem. This intersection will be significantly worsened.
- We have been informed that the Las Positas/101 exits will be used for Cottage Hospital employees instead of Mission Street. The result of this will negatively impact all these intersections.
- The cumulative impact of all projects presently underway in Hidden Valley and the Las Positas Valley must be considered.
- 3 1/2 years of construction (which will probably be closer to five) is intolerable for this peaceful neighborhood.
- "Occasional night work" (also discussed in the Initial Study) is absolutely unacceptable.
- We have lived on a construction site and it is not easy. How will the Hillside House residents be impacted for 3.5-5 years?
- The Hillside House may have great difficulty selling the "market rate" condos/townhomes with low-income rentals throughout.
- What if they do have difficulty selling the units? Could they be forced to sell the entire project and then we have a low-income development without the "community good" of the Hillside House?
- There is already quite a bit of gang tagging on Las Positas at the City Tennis Courts and at Stonecreek. With 121 more residences will this further creep into our neighborhood?
- What will happen to our CSA farm? It seems as though there will be a road right through their crops.
- The "offsite" road through to Palermo Drive for pedestrians and bicycles and emergency access will more than likely become a public road in the future.
- The Hillside House is already contributing to our community as a non-profit. Why should they need to subsidize additional affordable units in excess of the inclusionary unit requirements and the 12 very low-income units for their residents?